

£120,750 Shared Ownership

Edward House, Old School Close, Guildford, Surrey GU1 4QJ



- Guideline Minimum Deposit £12,075
- First Floor
- Parking Space + Communal Garden
- Short Walk from London Road Station
- Guide Min Income Dual £41.2k | Single £47.4k
- Approx. 713 Sqft Gross Internal Area
- Double Glazing + Gas Central Heating
- Guildford Station/Town Centre in Easy Reach

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £345,000). Edward House is part of a modern development, built in a period style to blend in with the existing housing stock. The flat available is on the first floor and features a reception room with dining area and a spacious kitchen. The bedrooms are both generously-size doubles and one further benefits from a bay window and fitted wardrobe. Well insulated walls, double glazing and gas central heating make for a very good energy-efficiency rating. Close by are the beautiful ornamental gardens and the wider green spaces of Stoke Park. The centre of this historic town, with its enviable mix of picture-book cobbled High Street and excellent modern shops and facilities, is within easy reach. Both London Road and the main Guildford railway station are also in comfortable walking distance. The flat comes with use of an allocated parking space and access to the communal rear garden.

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 29/09/2003).

Minimum Share: 35% (£120,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £534.00 per month (subject to annual review).

Service Charge: £111.24 per month, including sinking fund (subject to annual review).

Guideline Minimum Income: Dual £41,200 | Single £47,400 (based on minimum share and 10% deposit).

Council Tax: Band D, Guildford Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Dining Area

12' 6" x 9' 6" (3.81m x 2.90m)

Reception Area

16' x 9' 9" (4.88m x 2.97m)

Kitchen

12' 6" x 6' 9" (3.81m x 2.06m)

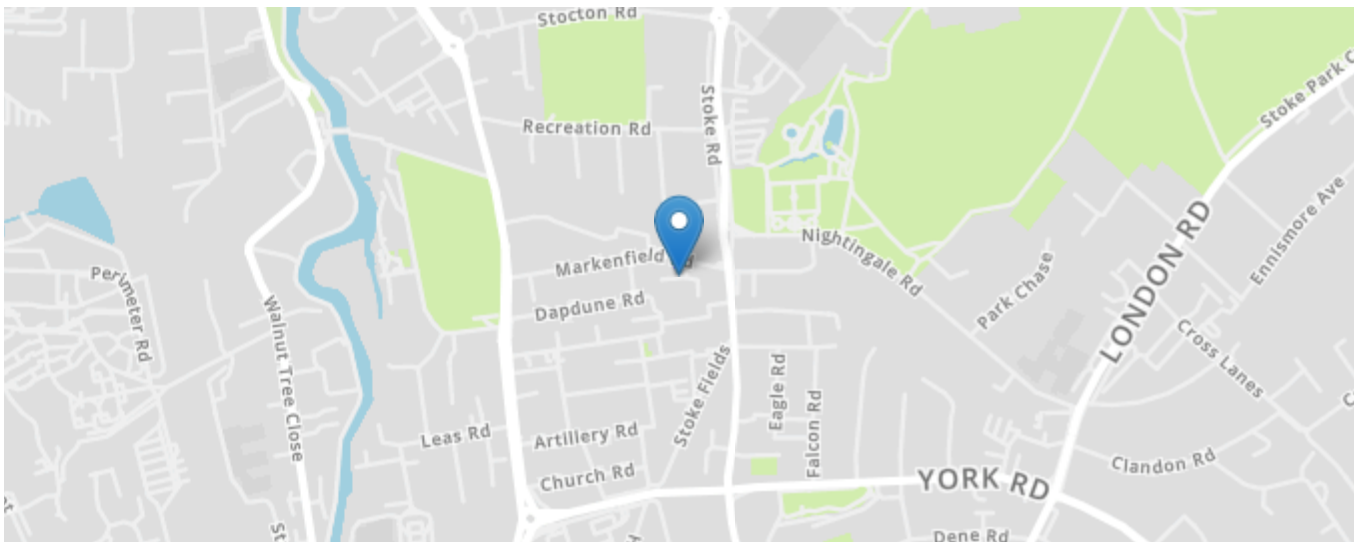
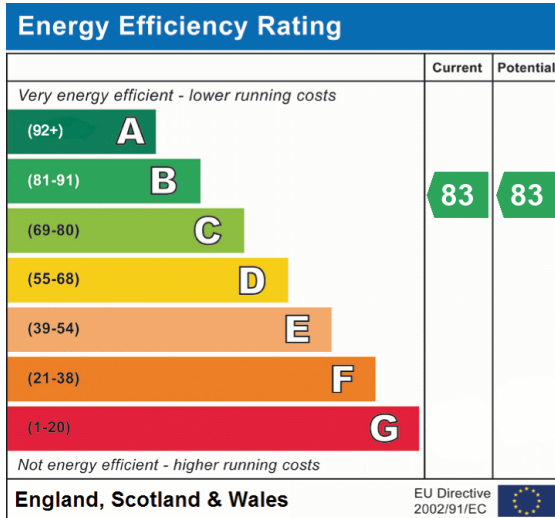
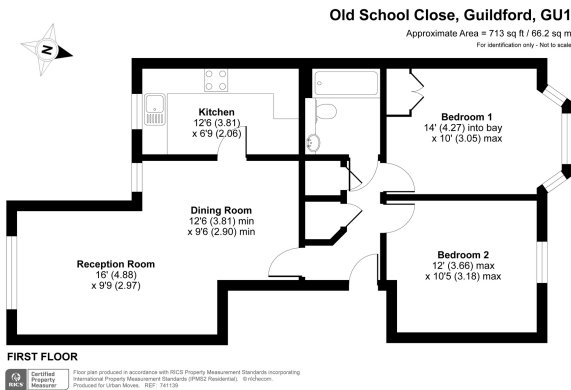
Bedroom 1

14' into bay x 10' max. (4.27m x 3.05m)

Bedroom 2

12' max. x 10' 5" max. (3.66m x 3.18m)

Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.